

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

January 24, 2017

Present: Chairman Mark Woolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, Commissioner T. Earl Jolley, City Planner Greg Schindler, Planner Jake Warner, Planner David Mann, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone to tonight's meeting and noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to approve the January 24, 2017 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on January 10, 2017.

Commissioner Holbrook motioned to approve the January 10, 2017 Planning Commission Meeting Minutes. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Staff Attorney Steven Schaefermeyer said we will be having an Open Meeting's Training in February, so if you have any specific questions you would like addressed on how we conduct our meetings you can send them to me by email. I will speak with City Planner Schindler and when we have the date scheduled you will be notified.

City Planner Schindler said the Parks Master Plan will be coming back to the Planning Commission on Tuesday February 14, 2017, and then will go to City Council on Tuesday February 21, 2017. You will receive a summary of what they addressed, and an entirely new plan itself.

B. Comments from Planning Commission Members

Commissioner Holbrook said do we have any dates scheduled for the combined meetings with the City Council? It would be very helpful for us for scheduling ahead.

Chairman Woolley said I am having lunch with Mr. Whatcott next week so I will discuss that with him, and when I know something I will send out an email with the information.

City Planner Schindler said the City Council also has budget meetings scheduled every opposite Tuesday of the City Council Meetings until sometime in March.

II. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comments. No speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

A.1 Issue: LOT LINE ADJUSTMENT

Address: 11097 South & 11129 South Copper Point Way

File No: PLLC201600859

Applicant: Malcom Tester

A.2 Potential Action Item – (See IV.A.1)

Commissioner Holbrook motioned to approve File No. PLLC201600859 for a Lot Line Adjustment located at 11097 South 11129 South & Copper Point Way South Jordan, Utah 84095. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**B.1 Issue: OLYMPUS GYMNASTICS
SITE PLAN**

Address: 1357 W. South Jordan Parkway

File No: SP-2016.33

Applicant: Ryan Kirkham

Planner David Mann reviewed background information on this item.

Commissioner Morrissey said I have some questions on the General Plan and the over flow parking. Could you provide a little more info if any on the overflow parking for the Gymnastic meet?

Planner Mann said nothing is set in stone at this time. It has been a little difficult, but nothing where there has been an overflow of parking for their use, and they are providing 15 to 20 more stalls than what they currently have. The City staff did discuss with them that the only way it would be allowed was if they had some kind of parking agreement to fulfill the minimum parking agreement.

Commissioner Morrissey said I am concerned about the road, parking on the weekends, and the widening of that road.

Chairman Woolley said is there a shared parking agreement in place now? or have you just encouraged them to have one?

Planner Mann said we have encouraged them to have one.

Chairman Woolley said if I am doing my math correctly it doesn't appear to me that there will be enough parking for the participants, and the staff.

Planner Mann said from the conversations that I have had with the applicant it doesn't appear that the stands will be completely filled at any program or meet.

Commissioner Holbrook said I have two granddaughters that are in gymnastics, not in this state, but I am so glad to see this come here, because there isn't a facility here in South Jordan for this. I think it is a very good thing for children to be involved in. It does not appear to me that on the north elevation there is any signage, was that by City ordinance, or was that by design?

Planner Mann said what they provided for signage is not something the City reviewed. It is a requirement for the site plan to show the proposed signage, but there is no requirement for signage on the side of the building.

Commissioner Jolley said in ARC Meeting we reviewed this and we were concerned with the north elevation windows, did the window placement change, or did they stay the same?

Planner Mann said on the north side that faces South Jordan Parkway they stayed the same, and there were some windows added on the east side of the building.

Chairman Woolley said we have had these discussions as we have been dealing with the approvals on the north side of the parkway. I brought it up then, but the answer I got then does not coincide with what we are talking about here, so I will need to bring it up again. When this corner was originally zoned and anticipated as a gateway into the City, originally all four corners were designated as Historic Architecture. When we had the questions about the buildings to the north, my understanding then was that it had changed since that original approval, but on this corner it was still the Historic Zone.

Planner Greg Schindler said the only corner that has the Historic Zone is the north east corner.

Commissioner Morrissey said I am excited about this coming as well. I think it will be a welcomed addition to the City, but as far as the location I am not sure about that yet.

Ryan Kirkham, 10039 S. Copper Pit Circle South Jordan, Utah 84095 – said there was some talk about overflow parking as far as events go. There are three events that we hold each year, and two of them are recitals for our recreational program, and because of the large number of recreational kids that we have we bring them in every hour for the entire day. If the students bring parents, and grandparents there might be potential for some overflow parking. These events are held in June and December, so we actually went to some of the businesses behind us and asked them if we filled up our lot for those events would it be a possibility to use theirs, and both of the businesses said they were closed on the weekends so they did not think it would be a problem. I do hold a big invitational every year and this year it will be held at Soccer City. We hold it at an outside facility because it is just too big for a facility of this size, we will be hosting 700 gymnasts from all over the Country. We would like to hold a compulsory meet with all of the local gyms, and my expectations for the future are to hopefully grow it in time, but we do not hold one right now.

Commissioner Morrissey said have you had a chance to talk to the land owner that actually owns the lot?

Mr. Kirkham said I don't even know who that is.

Commissioner Morrissey said maybe you can get in touch with the City about that possibility.

Commissioner Quinn said in coordinating these events I would encourage you to coordinate with the old McMullen House to avoid scheduling conflict with weddings and other events. The parking will be a very big problem if you are holding an event, and they are holding an event too.

Chairman Woolley opened the Public Hearing to comments.

Garn McMullen, 10500 S. 1300 W. South Jordan, Utah 84095 – said we are the developer of this property, and we have sold the property to Olympus Gymnastics. We do have some concerns, in fact I called City Attorney Ryan Loose and arranged for a meeting in our offices. When we sold the property to them one of the deed restrictions was that we would have the opportunity to review the design and site layout. On the site plan the entrance coming in off of South Jordan Parkway on the east side of their lot is the main entrance into the development. Yesterday was the first time we had seen the site plan, and we are not in agreement with them coming right into the main entrance and immediately parking adjacent to the building on the east side, and using the road as a parking lot. We see some real concerns if there is an event or a group of people coming to the facility. If they turn off of South Jordan Parkway, there is only 20 feet before they start parking, and if someone is backing up it only allows one car to queue up on the private road and the rest are backing up on South Jordan Parkway. All of the other buildings that have been built in the development have been required to have a landscape buffer all the way around their lot so it does not restrict the flow to their development, so that is one of the suggestions that we gave to City Attorney Loose this morning. The other thing that concerns us is that the entrance is the entrance to the development, and it ought to be the showiest for all of the businesses. The back of the building is on the east side, and the diagram that we saw this morning had no windows, it looks just like a warehouse. My suggestion this morning to Mr. Loose was that the east side needs to look more like a front, than a back, it really needs to be dressed up and look a little nicer. Having said that, we do like having them in the City that is why we sold it to them. We think it would be great to have a place for a gymnastics facility, but we are not there yet. Our request would be that when you talk about it, you would either allow us to come into agreement with the developer on the site plan, and then bring it back, or if you are inclined to approve it, approve it subject to staff meeting with us, Mr. Kirkham, and come to an agreement on the site plan that works for the development.

Aaron Azaid, 1341 South Jordan Parkway South Jordan, Utah 84095 – said we are the Assisted Living that is just directly south of them, and most of the concerns that Mr. McMullen addressed, we share as well. Our main issue is parking in that area because to west of us is a nursing home and they create a lot of traffic,

and parking. We had to put up signs along the curb on the west, and the north side of our property in the parking lot, because it would be full every day. In that area we have fire trucks and ambulances come through fairly routinely. Most of our visitors come in at night. If you have been to a nursing home, most of the visiting takes place at night. My kids go to Olympus up the street, it is a nice facility and they do a good job. I would like to see the building match the area a little bit more. Where they are now it looks a lot like a warehouse, and they might have 35 or 40 parking spots, but they can extend out where they are now.

Chairman Woolley closed the Public Hearing to comments.

Chairman Woolley said I know that we have all shared that the parking is a major issue, so I would like to explore that and see if we can come up with some resolutions. Could you tell us who the two adjoining businesses were that you spoke to about shared parking?

Mr. Kirkham said Davis Vision, and Progress Planning Group. Mr. McMullen brought up the purchase agreement and what we had agreed to, but it did not say anything about the site plan, parking, or the landscaping. We gave them the site plans, but there was an oversight, our architect had taken out the windows on the east side to save me money, there was not a function for them other than it would make it look nicer. The elevations that we did present to the McMullen's before we purchased the property did have the four windows on there, so I have asked them to put them back in. I submitted the site plan with the windows to Planner Mann earlier today. We are trying to make everyone happy, make this work, and be good neighbors.

Commissioner Jolley said I sit on the Architecture Review Committee and when we reviewed this we liked the materials, they are very high quality materials that they are using. We did ask to see more windows, but they are meeting code. The reason the windows are high is because they didn't want the light penetration for the participants on the ground level. They do meet all of the requirements architecturally. It is not perfect, but they do have significant landscaping on Jordan Parkway, which I like. I think the traffic flow is reasonable for the access there. They do have a circulation pattern which I like to see, but I do agree that there may be parking issues at certain events, so I would be inclined to have them seek a parking agreement with the adjacent properties. There are other options, you could get very creative. I do think that it would be a mistake to eliminate the parking on the entry way, because parking is going to be an issue, so I wouldn't want to eliminate any parking.

Staff Attorney Schaefermeyer said looking at the site plan the drive isles are not part of the site, is that correct?

Planner Mann said the property lines actually go to the middle of that drive isle.

Staff Attorney Schaefermeyer said have we seen the shared access agreements for that?

Planner Mann said I believe there are CC&R's, or some kind of documentation, but I haven't seen the CC&R's and the agreement, so I don't know any of the details.

Commissioner Quinn said I would just like to congratulate them on getting to the point that they are in their product. I know that sometimes these Public Hearing discussions can be very intimidating, and sometimes frustrating for the applicant, and for staff. I would like to "thank you" for bringing this project to our City. I know that our residents will appreciate it, and we as a Commission appreciated it.

Council Member Ellis said I like it. I do recognize that there is going to be some traffic increase to that area. I don't think it will be the end of the world. I do think that parents can learn the right in, and the right out, entry and exit. I think this is something can work very well for our City, and I am excited about it.

Chairman Woolley said I like Commissioner Jolley's recommendation on getting a shared parking agreement, I think it would be very helpful. I also like that the applicant addressed Mr. McMullen's concern about coming off of the Parkway. Those first few stalls are designated for staff, as opposed to regular parking, and that goes a long way in mitigating those issues. I would be in favor of those two conditions, and moving forward with that.

Chairman Holbrook said I would have to disagree with that, because this gentleman will only be having these events, maybe twice a year. I know we are concerned about the parking, but these events may only happen a couple of time a year. I don't think it is necessary for him to have a parking agreement at this time. It sounds like this gentleman is already being a good neighbor to try and do that on his own. I think it is a little over reached to require it. If this was monthly or weekly, I would agree with you. I am in agreement that I think most adults can learn the circulation patterns, so I think that we just need to approve this as is.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Holbrook motioned to approve File No. SP-2016.33 for the Construction of a gymnastics training facility located at 1357 South Jordan Parkway as presented to the Planning Commission with the (1) recommendation by staff. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C.1 Issue: SOUTH JORDAN BEEHIVE ASSISTED LIVING SITE PLAN

Address: 3440 West 11400 South
File No: PLSPR201600806
Applicant: Dan McCullough

Planner Mann reviewed background information on this item.

Assistant City Engineer Shane Greenwood said I would like to say that we are planning on meeting with the applicant's engineer, as well as the applicant to go over the drainage a little bit more because we are not quite satisfied. The east wall does have a gravel drain that is behind the wall, so it is anticipated that some of the drainage will go onto the gravel and come out the weep holes. In the condition that it is in now, it doesn't have a top cap on the wall so there is all kinds of moisture getting into the wall and you can see evidence of it seeping through the wall. We are going to go over that and see if we can mitigate that a little bit more.

Commissioner Jolley said on the north east corner is that wall is 9 feet tall to the adjacent property?

Assistant City Engineer Greenwood said it is about 10 feet 7 inches. They are going to retain the storm water on site. There will be a basin in the rear of the building in the southeast corner of the building, and underground cells in the front of the building.

Chairman Woolley said when the permit was issued for the retaining wall I am sure they were required to know what the elevation was on the parking lot side, was there any sort of safety rail required?

Planner Mann said that was not included. I don't know if it was understood that there was going to be a parking lot adjacent to it, because there wasn't a site plan that was presented at that time. The Fire Department doesn't typically review retaining wall permits, so there was a little misunderstanding.

Commissioner Quinn said the analysis indicates that there will be 18 parking stalls, and on the site plan I am only counting 16 stalls.

Planner Mann said there are 2 parking stalls parallel to the building on the south east corner.

Chairman Woolley opened the Public Hearing to comments.

Melanie Grant, 3414 W 11400 S South Jordan, Utah 84095 - said I have some pictures that I will put on the screen and show everyone while I am talking. When I was concerned about the wall I talked to Cindy Felt in the Engineering Department and she told me that the weep holes on the wall are not meant to leak water. However, I have a letter from her stating that when Mr. McCullough applied for his building permit there must be a plan to handle the storm-water and direct it to the City storm drain system. You can see that it is right across the street and they are able to hook up to it. She showed many pictures of the property (attachment B). What I am asking you tonight is to table this item. I spoke with City staff yesterday and showed them the pictures and they agree that there is an issue. They are going to meet next week and attempt to address the water issue, so I don't think it should even be going to a site plan right now. On the plan where it shows a reservoir, or holding pond, there is all this gravel so it will drain to these ponds, then to the gravel bed, then to the holes, and then to my property which is now 11 feet lower. When UDOT came in and put the road higher than my home, it's even lower now. I already have a 6 foot drop off from 11400 S., so you are going to have to go really deep in order for this water to not affect my property. My suggestion is to hold off until they actually have a real plan of what they are going to do with the water. I would hope that they would have to hook up with the City drain system so that I don't have to deal with the water. I would also like for his side to have a fence, but staff said he is not required to do that even though he built the wall. It shows that 4 ft. of that wall is to be parking, and his argument is that he has to have it 1 to 2 percent for ADA, I searched the ADA website and I couldn't find that on there. My husband is a builder and he said the ADA just has to be for the handicap parking which is out front. You can see that as you pull in off the street where he has built the wall, it is quite the incline, so I am asking that it be lowered so it is sidewalk level and you just drive in normal, and it would make the retaining wall the guard rail. I feel like at this time I am looking at an 11 ft. eyesore, and I think this is going to lower my property values and make me feel like I am in a prison. I am just asking you to table this until all of the issues can be taken care of.

Dan Grant, 3414 W 11400 S South Jordan, Utah 84095 –Planner Mann said that the lot was barely big enough, but I really don't think the lot is big enough. You took a lot from being a terraced lot when the old house was there, and brought it down from the high side which is the west side of this lot and made the entire lot level. I think there are other ways to step this down. I know that City has already said that he will hold his own water, but what is going keep the water from going into these drains, through the gravel, and going out theses 40 holes and making it my problem?

Kirby Justesen, 11357 S Lucas Dr. South Jordan, Utah 84095 – said I am the property owner on the north side. I have seen the development and what has transpired, and I think the City has done their due diligence to answer some of Mr. Grant's questions about drainage. I am actually a foundation contractor, so I understand weep holes. I can't believe Mr. Grant does not understand this, weep holes don't drain the water, they are a pressure relief system so that there is not hydrostatic pressure, and you could design a wall. I really don't think this is an issue, so I am not sure what Mr. Grant is trying to say. Things have changed, and you need to level the ground out, because 11400 S. has totally changed. It is now commercial and not a residential lot, and Mr. Grants lot is going to change over time. I think that Mr. McCullough has answered their questions. He wants to build this thing because it is an investment for him. I know both of these gentlemen, but I just don't understand it, let's just get it done.

Chairman Woolley closed the Public Hearing.

Council Member Holbrook said can you explain the storm drain system?

Assistant Engineer Greenwood said there is a proposed storm drain basin that is in the rear of the building and will collect the drainage in the back of the building, and along the side parking will be one inlet box. I think most of that parking is going to be surface flow towards 11400 S and is collected at the dumpster closure, and there is another basin there and in addition to what I just described there will be a storm tech system. I would like you to keep in mind that at this time this site is unapproved, so all this moisture is going to go through the ground and go through the weep holes, and as it gets more developed the water can be directed where it needs to go.

Dan McCullough, 11492 S Lizzy Cove South Jordan, Utah 84095- said I am building and developing this piece of property. I have worked very close with the City all the way through this project. When we purchased the property we met with the seller and let them know we were purchasing the property to build an assisted living, and they were very happy. When we first came to the City and met with the staff, my intent at that meeting was to see if this was a possible location, and all of the response back was that this would be a great match for the City, and for the location, so we moved forward with it. I have been to the building and planning department on several occasions to seek their guidance and direction and what steps to follow next. I got all of my permits and inspections that were required of me by the City. Unfortunately, I have learned that this property has several people with their hands in the cookie jar, or have interest in the property. I cannot think of one situation where they have asked me to be accommodating and I haven't. I have spent a lot of time, money, and there has been a lot of delay, we thought we would be in this building in October. In-fact, my wife has worked with the school district for 32 years, and she has already put in for her retirement with the school district because we thought she would be going over in October and starting this. We are on our own budget right now because I have lost two of my loan commitments due to the delay of this project. I just cannot let this stress me out anymore. I have done everything that has been asked of me, not to mention I have had to hire many specialists at my own expense, and it has been terrific. All I can say is that I am at a very crucial point because I cannot get a loan until I get my permit. I have lost two loans already and it is getting harder. Originally, we thought my wife would be employed with the facility, and now because it has taken so long the banks are looking at how long my wife has been unemployed. We don't have an unlimited calendar. We were supposed to be on the Agenda for the first meeting of January 2017, but we were asked to postpone until tonight. We were supposed to be on the Agenda for December 10, 2016, and for some reason we did not get on. This has been extremely frustrating.

Commissioner Jolley said what kind of barrier do you anticipate putting on top?

Mr. McCullough said it will be a decorative metal iron, it is much like what the City has, it is very attractive.

Council Member Quinn said I would like to address the comment made about the eyesore. It is not a very attractive wall on the east side, so I do understand the concern there, but I would like to acknowledge the how attractive the building is. I love to see great architecture, especially on those main roads. I think this will do a great job of beautifying that particular area of the City. It is nice to see something new and refreshing. I do have to agree that I have a concern with the trees, and them being able to see when pulling out of the driveway. We had similar problems with my particular neighborhood with the trees blocking the view. It would be a safety concern so maybe it is something we will need to look at.

Commissioner Holbrook said I am concerned about the water issues, mostly because I am renting a place that has water issues. I think as long as it is engineered and the water is taken care of, I don't have a problem with this.

Commissioner Jolley said I have to agree, I do feel for the neighbors, but we are not looking at a finished product. I think once we have a final product we will have less migration of the water. I have been building retaining walls for 27 years, and I think weep holes have a purpose, but there does seem to be an excessive amount of weep holes. That may be something that will need to be reconsidered down the road. I am confident in the engineers, and our staff that they are doing the right thing, and I think they will monitor this as it moves along.

Chairman Woolley said I appreciate the thoughts that have been shared, especially with the line in sight on 11400 S. and the amount of speed. It has such a shorter amount of time to look, respond, and go. I am involved right now with a wall that is going to court because it has some issues. I do agree that this wall has a substantial amount of weep holes, but once the site gets completed and the drain system is put in, I think the water issues will go away. I have confidence as we retain water on site that as they look at all of the issues, they will look at it appropriately and we will be ok. I like what I see. We put a lot of restrictions and work into this initially, and I really do appreciate that. I think if staff does their job, and they do it well, there will not be a problem. I like what I see and I am glad there is still going to be some meetings to go over some things that still need to be addressed.

City Planner Schindler said I would like to let you know that we will look at the line of sight to see if any of those trees need to be moved. I think the tree in the park-strip might block their view, so that will definitely need to be analyzed by engineering.

C.2 Potential Action Item – (See VI.C.1)

Commissioner Jolley motioned to approve File No.PLSRP2016008706 for the construction of an assisted living center located at approximately 3440 West 11400 South as presented to the Planning Commissioner provided:

- **The Applicant makes all remaining corrections to the submitted plans and drawings prior to the City Engineer's final approval, and that staff work with the City staff on the placement of the trees on the frontage park strip.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

D.1 Issue: OQUIRRH MOUNTAIN MARKETPLACE SECOND AMENDED PRELIMINARY SUBDIVISION PLAT

Address: 11601 South 4000 West
File No: PLPP201600886
Applicant: Ted Didas, McNeil Engineering

City Planner Greg Schindler reviewed background information on this item.

Chairman Woolley opened the Public Hearing to comments. There were none. He closed the Public Hearing.

D.2 Potential Action Item – (See VII.D.1)

Commissioner Holbrook motioned to approve a preliminary subdivision plat, File NO. PLPP201600886, allowing a subdivision of approximately 9.3 acres of land into eight (8)

commercial lots. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

***Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

E.1 Issue: ZONE TEXT AMENDMENT – REPEALING, RENUMBERING, AND AMENDING CERTAIN SECTIONS OF CHAPTERS 17.18, 17.70, & 17.74 OF THE SOUTH JORDAN MUNICIPAL CODE

File No: PLZTA201700047

Applicant: City of South Jordan

Planner Jake Warner reviewed background information on this item.

Chairman Mark Woolley said it looks overwhelming when you first glance at it, but once you drill down on it you can see that it really flows well. I am trying to understanding the “notes,” and if I am understanding the notes correctly, a conditional use would not be needed as long as there is access to an arterial or collector street. We have very busy roads, and we have had issues with schools, not that we don’t want them, but in my opinion there needs to be good traffic flows, and well thought out ways to move traffic in, and out, of that. I would like to know if we can recommend to the City Council that it be removed and remain a conditional use permit so we can address some of the issues?

Staff Attorney Schaefermeyer said yes you can change that. It is my understanding that it is conditional use if it does not have the access, then the recommendation would be to make it a conditional use across the board.

Chairman Woolley said it is a concern because of some of the things we have seen.

Planner Warner said in the new chapter we have implemented “Impact control measures.” I like to look at it like codifying some of the conditions that may be put on a use through the conditional use process. There is a series of requirements depending on the use, and we have a table in that chapter that identifies which requirements need to be met with each listed use. All educational uses require a traffic study, a circulation and access plan, and an operations plan, and if there are issues identified by those, then the applicant is required to mitigate those issues. The reason for implementing the “Impact Control Measures” was to reduce the conditional uses in our zones. We still have control measures regardless if it is a conditional use or not, we have measures in there to help control those concerns.

City Planner Schindler said I also think that one of the benefits of that, versus a conditional use, is a conditional use runs with the land, so once it is approved they would always have that conditional use permit.

Chairman Woolley said that is good to know, I didn’t think about that.

Chairman Woolley opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Morrissey said why is it necessary to have the two zones separate?

Planner Schindler said these are existing zones, we are not creating new zones. They are similar so we have packaged them together so we can reduce the number of times we are bringing them forward as amendments to you.

Planner Warner said we are trying to finish this process so we can come back in and do some substantive work with our zones, but until we complete this process it hinders our ability to do the cleanup work on our zoning ordinance.

Chairman Woolley said I know that it seems like a pain now, but with all of the work that the staff has done, it will simplify things long term.

E.2 Potential Action Item – (See VII.E.1)

Commissioner Ellis motioned to send a recommendation to the City Council to approve Ordinance No. 2017-05, adding Chapters 17.18, 17.70 and 17.74. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VIII. OTHER BUSINESS

Commissioner Holbrook said when you meet with CM Whatcott could you ask him what happened to the review that we did on the parks in September or October.

Planner Warner said I can answer that question. There was a work session that was held by the City Council and the direction that staff was given was to put that on hold until Mulligans is figured out.

Commissioner Holbrook said that was done a month ago, they already voted on where they were going with it.

Planner Warner said we will direct someone to take that off hold then.

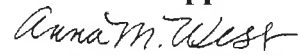
Chairman Woolley said if staff will take care of that on their end, I will bring it to CM Whatcott when I meet with him next week.

ADJOURNMENT

Commissioner Morrissey motioned to adjourn. Commissioner Ellis seconded the motion. Motion was unanimous. The January 24, 2017 Planning Commission meeting adjourned 8:40 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the January 24, 2017 Planning Commission minutes, which were approved on February 14, 2017.


South Jordan City Recorder